



9 The Pinfold,  
Glapwell, S44 5PU

£650,000

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WILKINS VARDY

# £650,000

IMPRESSIVE DETACHED FAMILY HOME - VERSATILE LAYOUT - CUL-DE-SAC POSITION - DOUBLE GARAGE

This stunning detached family home offers a unique layout with features rarely found in a property of this type. The main living accommodation is on the ground floor, with three reception rooms, the main living room having French doors opening to a balcony, and a quality fitted kitchen with integrated Neff appliances and a dining room off which opens to a raised deck seating area and overlooks the rear. There is also a 5-piece family bathroom and two good sized double bedrooms, the master bedroom with a modern en suite shower room. A key feature to this property is a fantastic lower ground floor level which comprises three additional bedrooms, a modern shower room, utility room and a playroom/study with additional study/occasional bedroom off.

The property sits on a landscaped plot with a driveway to the front providing off street parking. A service road to the rear takes you to additional parking and an Integral Double Garage with secure rear store. There are attractive lawned gardens to the front and rear, the rear garden overlooking a pond.

The Pinfold is a highly regarded cul-de-sac of well appointed homes just off Back Lane and therefore conveniently situated for routes into Chesterfield, Mansfield and for the M1.

- IMPRESSIVE DETACHED FAMILY HOME WITH A SUBSTANTIAL FOOTPRINT & VERSATILE LAYOUT
- 2659 SQ. FT. INCLUDING GARAGE & STORE ROOM
- THREE RECEPTION ROOMS, THE LIVING ROOM HAVING FRENCH DOORS OPENING TO A BALCONY
- QUALITY FITTED KITCHEN WITH NEFF APPLIANCES & SEPARATE UTILITY ROOM
- FIVE GOOD SIZED BEDROOMS
- THREE BATHROOMS
- VERSATILE STUDY/PLAYROOM WITH ADDITIONAL ROOM OFF
- INTEGRAL DOUBLE GARAGE & DRIVEWAY PARKING TO THE FRONT AND REAR
- LANDSCAPED GARDENS, THE REAR OVERLOOKING A POND
- EPC RATING: C

## General

Gas central heating  
uPVC sealed unit double glazed windows and doors (except front entrance door)  
Pump drainage system  
Security alarm system  
Gross internal floor area - 247.0 sq.m./2659 sq.ft. (including Garage & Store Room)  
Council Tax Band - F  
Tenure - Freehold  
Secondary School Catchment Area - The Bolsover School

## On the Ground Floor

A timber framed and glazed front entrance door opens into a ...

## Porch

Fitted with wood flooring. A door opens to the ...

## Entrance Hall

Having two built-in storage cupboards and loft access hatch. A staircase descends down to the lower ground floor accommodation.

## Kitchen

19'2 x 11'4 (5.84m x 3.45m)  
A spacious kitchen fitted with a range of wall, drawer and base units supplied by Kitchen Craft, having under unit lighting and complementary solid oak work surfaces and upstands.  
Inset stainless steel sink with pull out hose spray mixer tap.  
Integrated Neff and Bosch appliances to include a dishwasher, full height fridge and freezer, electric eye level oven, combi oven, warming drawer and 5-ring induction hob with glass splashback and angled cooker hood over.  
Karndean flooring and downlighting.  
An opening leads through into the ...

## Dining Room

10'7 x 8'10 (3.23m x 2.69m)  
A good sized reception room fitted with Karndean flooring and having a door opening onto a deck seating area.

## Office

14'11 x 12'5 (4.55m x 3.78m)  
A good sized versatile room fitted with Karndean flooring and having a side facing window.

## Living Room

15'5 x 15'1 (4.70m x 4.60m)  
A spacious dual aspect reception room with feature multi-fuel stove sat on a marble hearth. French doors open to a balcony (9'10 x 5'4) which overlooks the rear of the property.

## Master Bedroom

14'7 x 9'1 (4.45m x 2.77m)  
A generous rear facing double bedroom having a range of fitted and built-in furniture to include wardrobes, overhead storage units, bedside cabinets and drawer units.  
A door from this room leads through into the ...

## En Suite Shower Room

7'11 x 5'11 (2.41m x 1.80m)  
Being part tiled/part waterproof boarding and fitted with a modern 3-piece suite comprising a walk-in shower enclosure with mixer shower, semi recessed hand wash basin with storage below and a concealed cistern WC.  
Chrome heated towel rail.  
Folk click together ridge flooring and downlighting.

## Family Bathroom

12'6 x 7'11 (3.81m x 2.41m)  
Being part tiled and fitted with a 5-piece white suite comprising a tiled-in bath, shower area with mixer shower, pedestal hand wash basin, low flush WC and bidet.  
Built-in airing cupboard.  
Tiled floor and downlighting.

## Bedroom Two

11'7 x 9'10 (3.53m x 3.00m)  
A good sized front facing double bedroom fitted with laminate flooring.

## On the Lower Ground Floor

## Spacious Hallway

Having a built-in storage cupboard and a door giving access into the Garage.

## Bedroom Five

10'4 x 8'8 (3.15m x 2.64m)  
A rear facing single bedroom having a built-in storage cupboard, currently used as a nail bar.

## Bedroom Four

15'3 x 12'9 (4.65m x 3.89m)  
A good sized rear facing double bedroom.

## Bedroom Three

15'10 x 12'4 (4.83m x 3.76m)  
A generous double bedroom with side facing window. Having a range of fitted furniture to include wardrobes, overhead storage units, bedside cabinets and drawer units.

## Study

12'1 x 11'11 (3.68m x 3.63m)  
A good sized versatile room fitted with laminate flooring. An opening leads through to a ...

## Play Room/Occasional Bedroom

12'1 x 9'0 (3.68m x 2.74m)  
A good sized versatile room with laminate flooring and having fitted wardrobes.

## Shower Room

8'7 x 6'5 (2.62m x 1.96m)  
Having tile effect wall panels and fitted with a modern 3-piece suite comprising a corner shower cubicle with mixer shower, hand wash basin and a low flush WC.  
Chrome heated towel rail.  
Illuminated mirror cabinet with bluetooth.  
Karndean flooring and downlighting.

## Utility Room

7'4 x 6'11 (2.24m x 2.11m)  
Fitted with a range of wall and base units with complementary wood work surfaces and upstands. Space and plumbing is provided for a washing machine, and there is space for a tumble dryer and a fridge/freezer.  
Karndean floor.

## Outside

To the front of the property there is a block paved driveway providing ample off street parking, together with a lawned garden with some shrubs and a couple of mature trees. There is also a walled bin store area.

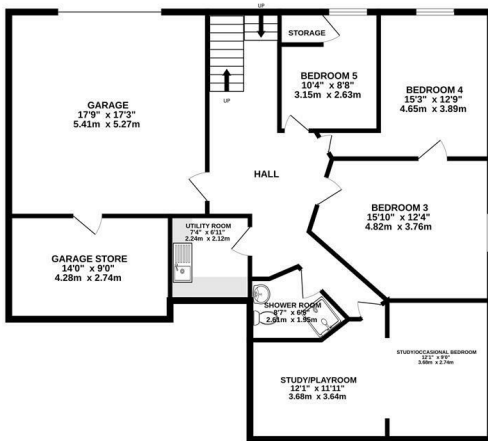
A small gate gives access to steps which lead down to the rear of the property, and the block paving from the driveway continues along the front of the property to a further gate which opens to a side decking area.

A service road leads up to the rear of the property where electric double gates open onto a tarmac driveway which provides off street parking and leads to the Integral Double Garage (17'9 x 17'3) having an electric door, light, power and housing the gas boiler and pressurised hot water system. The controls for the drains pump system are also located in here. A door to the rear of the garage gives access into a Store Room (14'0 x 9'0)

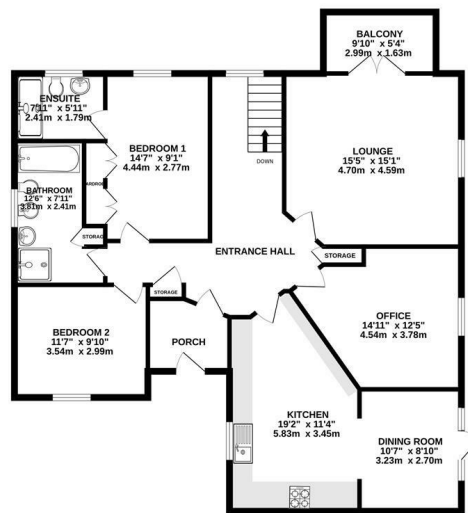
There is a lawned rear garden with decorative pebble beds, planted beds and raised borders. There is a lower section of garden which again is lawned and has a paved area with a greenhouse, this garden overlooking a pond.



LOWER GROUND FLOOR  
1328 sq.ft. (123.4 sq.m.) approx.



GROUND FLOOR  
1331 sq.ft. (123.6 sq.m.) approx.



TOTAL FLOOR AREA: 2659 sq.ft. (247.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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#### VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, wood burning stove, kitchen appliances, shower units, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Bolsover School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

#### Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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